



REYNOLDS LANE
SOUTHBOROUGH - £800,000



Oaklea, Reynolds Lane, TN4 9XL

Entrance Hall - Sitting Room - Kitchen/Dining Room -
Four Bedrooms - Family Bathroom - En-Suite Shower
Room - En-Suite WC - Garden - Countryside Views

Situated in a desirable semi-rural location on the borders of Tunbridge Wells and Southborough, this recently refurbished detached chalet bungalow offers spacious and flexible accommodation extending to over 1,500 sq ft. The property enjoys a bright and airy feel throughout, with generous room sizes, countryside views and a large plot making it an ideal family home.

The accommodation is arranged over two floors and has been thoughtfully updated, including the kitchen and bathrooms. A welcoming entrance hall leads through to a spacious dual-aspect sitting room with an open fireplace, while the modern kitchen/dining room benefits from integrated appliances, wooden worktops and French doors opening directly onto the rear garden.

The ground floor also provides two well-proportioned bedrooms and a contemporary family bathroom, offering flexibility for family living, guest accommodation or home working.

Upstairs, a large landing creates an additional study or reading area and gives access to two further bedrooms, both with adjoining ensuite facilities. Eaves storage cupboards provide useful additional storage space.

Externally, the property occupies a generous plot with a large rear garden laid mainly to lawn, bordered by mature shrubs and flower beds. A decked terrace provides an ideal space for outdoor dining and entertaining, while the garden enjoys attractive views across neighbouring farmland and woodland. Further benefits include a substantial workshop with power, greenhouse, garage, additional storage areas and a further area of land to the side of the garage with gated access.

To the front, double five-bar gates open onto a large driveway providing parking for several vehicles alongside further hardstanding and garage access.

The property is conveniently positioned for local amenities, highly regarded schools and transport links, whilst retaining a peaceful countryside setting.



ENTRANCE HALL:

UPVC front door with glazed inserts and side panels opening into a bright entrance hall with engineered oak flooring to the entrance area and carpeted hallway. Radiator, storage cupboard and carpeted stairs rising to the first floor.

SITTING ROOM:

A spacious dual-aspect reception room with double glazed windows to the front and side creating a bright and airy feel. Feature open fireplace with brick surround, slate hearth and wooden mantle. Carpeted flooring.

KITCHEN/DINING ROOM:

Recently installed modern fitted kitchen with a range of low and high level units complemented by wooden worktops and engineered oak flooring. Integrated dishwasher, fridge, freezer, electric oven and five-ring hob with extractor over. Space and plumbing for washing machine. Recessed lighting, radiator and dual-aspect double glazed windows to the side and rear. Double French doors open onto the rear decking and garden.

BEDROOM:

Generous double bedroom with dual-aspect double glazed windows, carpeted flooring, radiator and a range of built-in floor-to-ceiling wardrobes spanning the width of the room.

BEDROOM/STUDY:

A versatile room suitable as a bedroom or home office, with dual-aspect double glazed windows, carpeted flooring, radiator and cupboard housing the boiler.

FAMILY BATHROOM:

Modern fitted bathroom with tiled walls and flooring, panelled bath with wall-mounted rainfall shower and handheld attachment, pedestal wash basin, low level WC, recessed lighting and obscure double glazed window to the rear.

FIRST FLOOR LANDING:

Large carpeted landing area with double glazed window to the front providing excellent natural light. Three eaves storage cupboards and space suitable for a study or reading area.

BEDROOM:

Double bedroom with double glazed window to the side, carpeted flooring and radiator. Door leading to:



EN-SUITE SHOWER ROOM:

Fitted with shower enclosure, pedestal wash basin and low level WC with tiled flooring.

BEDROOM:

Double bedroom with double glazed window to the side, carpeted flooring, radiator and built-in double storage cupboard. Door leading to:

EN-SUITE WC:

Fitted with low level WC, pedestal wash basin and tiled flooring.

OUTSIDE FRONT:

To the front, double five-bar gates open onto a generous driveway providing off-road parking.

OUTSIDE REAR:

The rear garden is a particular feature of the property, being mainly laid to lawn enjoying views across surrounding farmland and woodland.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Septic Tank

Heating - Oil Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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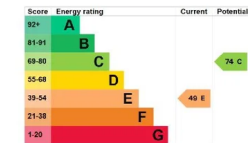
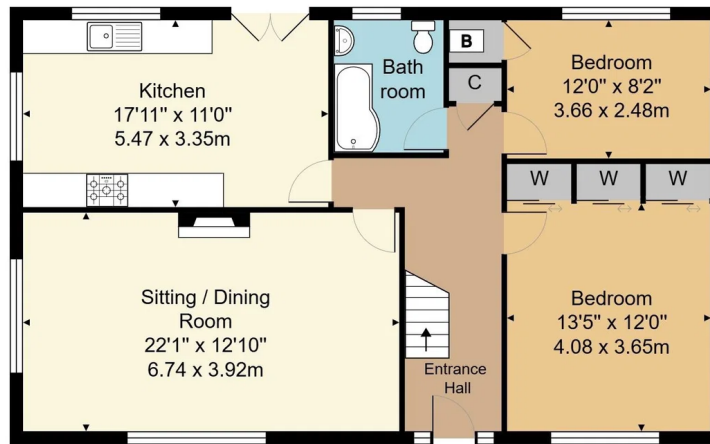
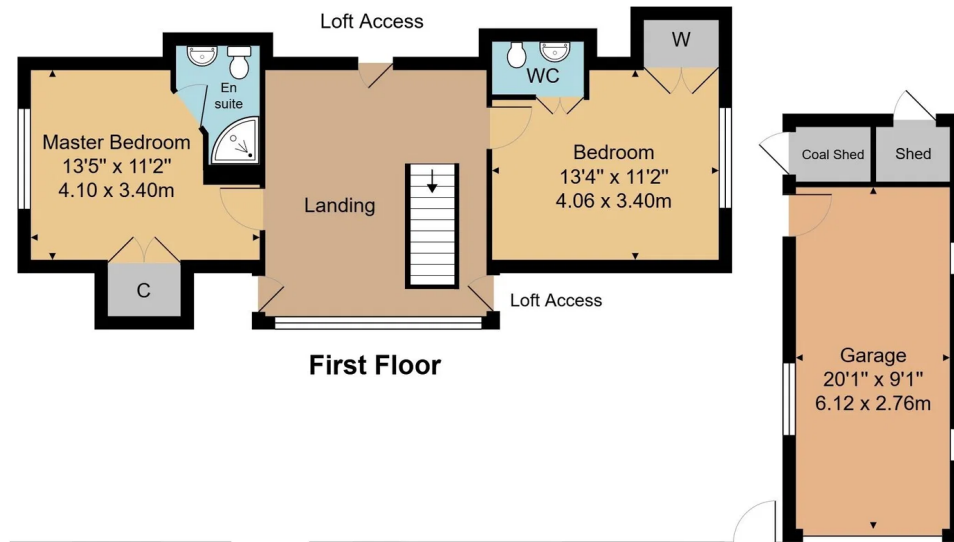
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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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House Approx. Gross Internal Area 1514 sq. ft / 140.7 sq. m
Garage Approx. Internal Area 214 sq. ft / 19.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

